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28-7838

13981

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WARRANTY DEED

JO ANNE YOUNG, formerly JO ANNE HAMAND, Grantor conveys and warrants to ALBERT E. MINNICK and ANDREA E. MINNICK, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The Southerly 20 feet of Lot 1 and all of Lot 2
EXCEPT the Southeasterly 10 feet thereon in Block
3 of SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District;
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Sunset Village;
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 29, 1967 in M-67 at page 4004, and the modification recorded January 10, 1968, in M-68 at page 210, Microfilm records.
6. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District. 1974 paid.

The true and actual consideration paid for this conveyance is \$24,800.00.

WITNESS Grantor's hand this 25 day of October, 1974.

STATE OF OREGON)
County of Klamath) ss.

Personally appeared JO ANNE YOUNG, formerly known as JO ANNE HAMAND and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/97

Unless a change is requested all tax statements shall be sent to the following address:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. & Mrs. Albert E. Minnick
2614 *Juniper*
Klamath Falls, Oregon 97601

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STATE OF OREGON; COUNTY OF KLAMATH ss.

TRANSAMERICA TITLE INS. CO

Filed for record at request of
this 25th day of OCTOBER A. D. 1974 at 3:48 o'clock P.M. and duly recorded in
Vol. M 74 of DEEDS on Page 13981

FEE \$ 4.00

WM. D. MILNE, County Clerk
By *[Signature]* Deputy

FILED 10-25-74

Date
The mort
from encumbr
covenant shall n